

016.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

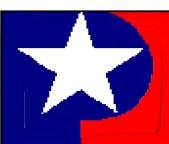
979,500 / 979,500

USE VALUE:

979,500 / 979,500

ASSESSED:

979,500 / 979,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
58-58A		DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FANTASIA SALVATORE/FRANCA	
Owner 2: TRS/SALVATORE FANTASIA TR	
Owner 3:	

Street 1: 122 SPY POND PARKWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FANTASIA SALVATORE C-ETAL -

Owner 2: FANTASIA FRANCA -

Street 1: 122 SPY POND PARKWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1945, having primarily Vinyl Exterior and 2030 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				11882	
104								Building Value				GIS Ref	
6000.000								Yard Items				GIS Ref	
499,500								Land Value				Entered Lot Size	
480,000								Total Value				Total Land:	
979,500												Land Unit Type:	
Total Card												Land Unit Type:	
0.138												Land Unit Type:	
Total Parcel													
0.138													
0.138													
Source: Market Adj Cost								Total Value per SQ unit /Card:				/Parcel: 482.51	

PREVIOUS ASSESSMENT								Parcel ID	016.0-0008-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	499,500	0	6,000.	480,000	979,500		Year end	12/23/2021
2021	104	FV	477,000	0	6,000.	480,000	957,000		Year End Roll	12/10/2020
2020	104	FV	477,000	0	6,000.	480,000	957,000	957,000	Year End Roll	12/18/2019
2019	104	FV	359,100	0	6,000.	510,000	869,100	869,100	Year End Roll	1/3/2019
2018	104	FV	357,000	0	6,000.	372,000	729,000	729,000	Year End Roll	12/20/2017
2017	104	FV	334,800	0	6,000.	324,000	658,800	658,800	Year End Roll	1/3/2017
2016	104	FV	334,800	0	6,000.	276,000	610,800	610,800	Year End	1/4/2016
2015	104	FV	298,300	0	6,000.	270,000	568,300	568,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.	
Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
FANTASIA SALVAT		48224-34		9/26/2006	Family		99	No	No				
		19518-37		12/1/1988			270,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/27/2010	893	Re-Roof	7,000						2/23/2018	MEAS&NOTICE	BS	Barbara S			
									5/8/2009	Measured	372	PATRIOT			
									10/30/1999	Inspected	264	PATRIOT			
									9/30/1999	Mailer Sent					
									9/30/1999	Measured	267	PATRIOT			
									9/4/1993		KT				

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:			3/4 Bath:	Rating:												
Sty Ht: 2A - 2 Sty +Attic				A 3QBth:	Rating:			1/2 Bath:	Rating:												
(Liv) Units: 2	Total: 2			A HBth:	Rating:			OthrFix:	Rating:												
Foundation: 1 - Concrete																					
Frame: 1 - Wood																					
Prime Wall: 4 - Vinyl																					
Sec Wall: 8 - Brick Veneer	25%																				
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units 2											
Year Blt: 1945	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl:	Rating:			Other													
Jurisdct: G12		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:	2	5	2										
Sec Int Wall:		%		Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors:		%						Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wal		% Sprinkled																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 016.0-0008-0001.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				